



GSA National Capital Region

December 12, 2014

Grunley Construction Company, Inc.
15020 Shady Grove Road, Suite 500
Rockville, MD 20850

Re: Contract Number: GS11P14MKC0023 – Design/Build-Bridging Services for the Consumer Financial Protection Bureau Headquarters Renovation Project, Washington DC.

Gentlemen:

Your RFQ proposal dated May 2, 2014, as amended by Amendments #1 through #9, Final Technical Proposal dated November 3, 2014, and Final Price Proposal dated November 7, 2014, as amended by Amendment #1 through #14, are hereby accepted and incorporated into the contract. Award is made for Contract Number: GS11P14MKC0023 for the Base Contract in the amount of \$97,665,000 and Option 10 in the amount of \$1,781,000. The total contract amount awarded is \$99,446,000. The following Options have been accepted and incorporated into the contract to be exercised at a later date at the sole discretion of the Government: Options 1 through 9. All unit prices, 1 through 27, are also accepted and incorporated into this contract to be exercised at a later date at the sole discretion of the Government. The Total Contract Value including the Base and all Options is \$111,955,886.00.

This is a Firm Fixed Price Contract (FAR 16.202) for Design/Build-Bridging Services for the Consumer Financial Protection Bureau Headquarters Renovation Project.

The following Overhead Rate and Extended Daily Rate are accepted and incorporated into the contract:

Overhead Rate (Home Office): 3.0%
Extended Daily Rate (Field Office): \$15,000.00/per calendar day

This letter constitutes notice that the contract is in effect as of the date entered on the SF1442. The enclosed signed contract is to be retained by you. The original and one copy of each of the Performance and Payment Bond forms must be executed and returned to this office within five (5) calendar days of the date of this letter. Notice to proceed will be issued after review and acceptance of the bonds.

Please return the executed bonds to: General Services Administration, Office of Project Delivery (WPCC), 7th & D Streets, SW, Room 2021, Washington, DC; Attention: Ms. Chrischanda Smith, Contracting Officer.

I have every confidence in your ability to perform the contract work in a highly competent, professional, and timely manner, and look forward to a mutually beneficial association on this contract.

Sincerely:

(b) (6)

Chrischanda S. Smith
Contracting Officer

Attachments

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

SOLICITATION, OFFER, AND AWARD <i>(Construction, Alteration, or Repair)</i>	1. SOLICITATION NO.	2. TYPE OF SOLICITATION	3. DATE ISSUED	PAGE OF	PAGES
	GS11P14MKC0023	<input type="checkbox"/> SEALED BID (IFB) <input checked="" type="checkbox"/> NEGOTIATED (RFP)	6/27/2014	1	of 7
IMPORTANT - The "offer" section on the reverse must be fully completed by offeror.					
4. CONTRACT NO.	5. REQUISITION/PURCHASE REQUEST NO.	6. PROJECT NO.			
GS11P14MKC0023					
7. ISSUED BY	CODE	8. ADDRESS OFFER TO			
General Services Administration Office of Design and Construction - Contracts Division (WPCC) 7th & D Streets, S.W., Room 2021 Washington, DC 20407		General Services Administration Office of Design and Construction - Contracts Division (WPCC) 7th & D Streets, S.W., Room 2021 Washington, DC 20407 ATTN: Chrischanda S. Smith			
9. FOR INFORMATION CALL:	A. NAME	B. TELEPHONE NO.	(Include area code)		
	Ching Hung	202-260-8963	Ext. (NO COLLECT CALLS)		

SOLICITATION

NOTE: In sealed bid solicitation "offer" and "offeror" mean "bid" and "Bidder".

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS (Title, identifying no., date):

Design/Build-Bridging Services for the Consumer Financial Protection Bureau Headquarters Renovation Project:
 Statement of Work, Attachment 1
 Bridging Design Documents Design Objectives and Criteria, Dated 15 April 2014
 Bridging Design Documents Design Documents Drawings, Dated 15 April 2014
 Performance Specification Division 01, Dated 26 June 2014

11. The Contractor shall begin performance within <u>1</u> calendar days and complete it by <u>900 C.D.</u> after receiving <input type="checkbox"/> award <input checked="" type="checkbox"/> notice to proceed. This performance period is <input checked="" type="checkbox"/> mandatory, <input type="checkbox"/> negotiable.	
12A. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? (If "YES", indicate within how many calendar days after award in Item 12B.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12B. CALENDAR DAYS Five (5)
13. ADDITIONAL SOLICITATION REQUIREMENTS:	
A. Sealed offers in original and <u>6</u> copies to perform the work required are due at the place specified in Item 8 by 1:00 pm <u>(hour)</u> local time <u>07/29/14</u> (date). If this is a sealed bid solicitation, offers will be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.	
B. An offer guarantee <input type="checkbox"/> is, <input checked="" type="checkbox"/> is not required. REQUIRED IN THE AMOUNT _____ OF % OF THE TOTAL BID PRICE.	
C. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.	
D. Offers providing less than <u>120</u> calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.	

NSN 7540-01-155-3212

1442 102

STANDARD FORM 1442 (REV. 4-85)

Prescribed by GSA

FAR (48 CFR) 53.236-1(d)

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OFFER (Must be fully completed by offeror)	
14. NAME AND ADDRESS OF OFFEROR (Include ZIP Code) Grunley Construction Company, Inc. 15020 Shady Grove Road, Suite 500 Rockville, MD 20850	15. TELEPHONE NO. (Include area code) 240-399-2000 (FAX # 240-399-2002)
DUNS Number 188686778 CODE 00019773 FACILITY CODE 0MW40	16. REMITTANCE ADDRESS (Include only if different from item 14)

17. The offeror agrees to perform the work required at the prices specified below in strict accordance with the terms of this solicitation, if this offer is accepted by the Government in writing within 120 calendar days after the date offers are due. (Insert any number equal to or greater than the minimum requirement stated in item 13D. Failure to insert any number means the offeror accepts the minimum in item 13D.)

AMOUNTS: Please see enclosed Completed Pricing Sheets

18. The offeror agrees to furnish any required performance and payment bonds.

19. ACKNOWLEDGEMENT OF AMENDMENTS														
(The offeror acknowledges receipt of amendments to the solicitation - give number and date of each)														
AMENDMENT NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14
DATE	7/1/14	7/8/14	7/8/14	7/15/14	7/17/14	7/21/14	8/1/14	8/8/14	8/8/14	8/13/14	10/4/14	10/28/14	11/4/14	11/5/14

20A. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER

(Type or print) Kenneth M. Grunley, President and CEO

(b) (6)

20C. OFFER DATE

11/2/2014

AWARD (To be completed by Government)

21. ITEMS ACCEPTED

See Schedule

22. AMOUNT
\$99,446,000.00

23. ACCOUNTING AND APPROPRIATION DATA

See Schedule

24. SUBMIT INVOICES TO ADDRESS SHOWN IN
(4 copies unless otherwise specified)

ITEM 28

25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO

☐ 10 U.S.C. 2304(c) ()

☐ 41 U.S.C. 253(c) ()

26. ADMINISTERED BY

CODE

GSA, OFFICE OF DESIGN&CONSTRUCTION (WPCC)
301 7th STREET SW Room 2002
Washington, DC 20407

27. PAYMENT WILL BE MADE BY
PBS PAYMENTS BRANCH
P.O. BOX 17181
Fort Worth, TX 76102-0181

BCFA

CONTRACTING OFFICER WILL COMPLETE ITEM 28 OR 29 AS APPLICABLE

☒ 28. NEGOTIATED AGREEMENT (Contractor is required to sign this document and return 4 copies to issuing office.) Contractor agrees to furnish and deliver all items or perform all work requirements identified on this form and any continuation sheets for the consideration stated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications incorporated by reference in or attached to this contract.

☐ 29. AWARD (Contractor is not required to sign this document) Your offer on this solicitation is hereby accepted as to the items listed. This award constitutes the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.

30A. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN (Type or print) Kenneth M. Grunley

President & CEO

30B. SIGNATURE

(b) (6)

31A. NAME OF CONTRACTING OFFICER (Type or print)

CHRISCHANDA S. SMITH
CONTRACTING OFFICER

Chrischanda S. Smith

31B. UNITED STATES OF AMERICA

(b) (6)

31C. AWARD DATE

12/14/14

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STANDARD FORM 1442 BACK (REV. 4-95)

SCHEDULE Continued

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
0001	<p>Contractor to provide all labor, materials, equipment and supervision necessary to perform Design/Build-Bridging Services in support of the Consumer Financial Protection Bureau (CFPB) Headquarters Renovation Project, Washington DC.</p> <p>All work is to be performed in accordance with the Contractor's RFQ Technical Proposal dated May 2, 2014, Final Technical Proposal Revision dated November 3, 2014 and Final Price Proposal Revision dated November 7, 2014.</p> <p>The period of performance is 900 calendar days from Notice to Proceed.</p> <p>III. Base Contract</p> <p>Accounting and Appropriation Data: (b) (4)</p>				(b) (4)
0002	<p>The following Option is hereby awarded and incorporated into the contract:</p> <p>XV. Option 10 ("OPTION No. 1" Operational Retail)</p> <p>Accounting and Appropriation Data: (b) (4)</p>				(b) (4)
0003	<p>The following Options are hereby accepted and incorporated into the contract to exercise at a later date at the sole discretion of the Government:</p> <p>VI. Option 1- Childcare Center</p> <p>Accounting and Appropriation Data: (b) (4)</p>				(b) (4)
0004	<p>VII. Option 2: Construction of Retail 'A'</p> <p>Accounting and Appropriation Data: (b) (4)</p>				(b) (4)
0005	<p>VIII. Option 3: Construction of Retail 'B'</p> <p>Accounting and Appropriation Data: (b) (4)</p>				(b) (4)
0006	<p>IX. Option 4: Construction of Retail 'C'</p> <p>Accounting and Appropriation Data: (b) (4)</p>				(b) (4)
0007	<p>X. Option 5: Construction of Retail 'D'</p>				(b) (4)

APPROVED

By Fabin Francis at 2:13 pm, Dec 11, 2014

APPROVED

By Fabin Francis at 2:13 pm, Dec 11, 2014

SCHEDULE Continued

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
0008	Accounting and Appropriation Data: (b) (4)				
	XI. Option 6: Construction of Retail 'E'	(b) (4)			
	Accounting and Appropriation Data: (b) (4)				
0009	XII. Option 7: Construction of Retail 'F'	(b) (4)			
	Accounting and Appropriation Data: (b) (4)				
0010	XIII. Option 8: Construction of Retail 'G'	(b) (4)			
	Accounting and Appropriation Data: (b) (4)				
0011	XIV. Option 9: Facilities Operations and Maintenance Services	(b) (4)			
	Accounting and Appropriation Data: (b) (4)				
0012	The following Unit Prices have been accepted and incorporated into the Contract: Unit Prices #1 through #10: Complete room construction and fit-out according to Design Objectives and Criteria. UP #1: Office Type 1a	(b) (4)			
	Accounting and Appropriation Data: (b) (4)				
0013	UP #2: Office Type 1b	(b) (4)			
	Accounting and Appropriation Data: (b) (4)				
0014	UP #3: Office Type 2	(b) (4)			
	Accounting and Appropriation Data: (b) (4)				
0015	UP #4: Conference Room Type 1a	(b) (4)			
	Accounting and Appropriation Data:				

SCHEDULE Continued

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
	(b) (4)				
0016	UP #5: Conference Room Type 1b	(b) (4)			
	Accounting and Appropriation Data:				
	(b) (4)				
0017	UP #6: Conference Room Type 2	(b) (4)			
	Accounting and Appropriation Data:				
	(b) (4)				
0018	UP #7: Conference Room Type 3	(b) (4)			
	Accounting and Appropriation Data:				
	(b) (4)				
0019	UP #8: Conference Room Type 4	(b) (4)			
	Accounting and Appropriation Data:				
	(b) (4)				
0020	UP #9: Team Room	(b) (4)			
	Accounting and Appropriation Data:				
	(b) (4)				
0021	UP #10: Pantry/Work Room	(b) (4)			
	Accounting and Appropriation Data:				
	(b) (4)				
0022	Unit Prices #11 through #19: Complete selective HAZMAT testing and reporting.				
	UP #11: HAZMAT Test Samples and Reports-Asbestos:PCM	(b) (4)			
	Accounting and Appropriation Data:				
	(b) (4)				
0023	UP #12: HAZMAT Test Samples and Reports-Asbestos:Bulk	(b) (4)			
	Accounting and Appropriation Data:				
	(b) (4)				

SCHEDULE Continued

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
0024	UP #13: HAZMAT Test Samples and Reports- Dust Gravimetric: Dust Nuisance Accounting and Appropriation Data: (b) (4)	(b) (4)			
0025	UP #14: HAZMAT Test Samples and Reports- Dust Gravimetric: Respirable Accounting and Appropriation Data: (b) (4)	(b) (4)			
0026	UP #15: HAZMAT Test Samples and Reports- Lead: Air Accounting and Appropriation Data: (b) (4)	(b) (4)			
0027	UP #16: HAZMAT Test Samples and Reports- Lead Paint: Bulk Paint Chips Accounting and Appropriation Data: (b) (4)	(b) (4)			
0028	UP #17: HAZMAT Test Samples and Reports Mold/ Bacteria Plate Accounting and Appropriation Data: (b) (4)	(b) (4)			
0029	UP #18: HAZMAT Test Samples and Reports- PCB: Wipe Accounting and Appropriation Data: (b) (4)	(b) (4)			
0030	UP #19: HAZMAT Test Samples and Reports- PCB: Oil Accounting and Appropriation Data: (b) (4)	(b) (4)			
0031	Unit Prices #20-#23: Complete stone repair on the building. UP #20: 1/16"-1/4". Accounting and Appropriation Data: (b) (4)	(b) (4)			
0032					

SCHEDULE Continued

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
0033	UP #21: 1/4"-1/2"	(b) (4)			
	Accounting and Appropriation Data: (b) (4)				
0034	UP #22: 1/2"-3/4"	(b) (4)			
	Accounting and Appropriation Data: (b) (4)				
0035	UP #23: 3/4"-1"	(b) (4)			
	Accounting and Appropriation Data: (b) (4)				
0036	Unit Prices #24-#27: Complete concrete repair on the building.				
	UP #24: 1/16"-1/4"	(b) (4)			
0037	Accounting and Appropriation Data: (b) (4)				
	UP #25: 1/4"-1/2"	(b) (4)			
0038	Accounting and Appropriation Data: (b) (4)				
	UP #26: 1/2"-3/4"	(b) (4)			
0039	Accounting and Appropriation Data: (b) (4)				
	UP #27: 3/4"-1"	(b) (4)			
0040	Accounting and Appropriation Data: (b) (4)				